

BOARD OF APPEAL REFERRALS

September 4, 1980

1. Z-4769 Virginia Abraham
40 Kingsdale Street, Mattapan
2. Z-4770 Nibur Realty
272 - 278 Washington Street, Brighton
3. Z-4771-4772 Elmwood Investment/ Proctor Ellison Co.
90-94 and 102-106 South Street, Boston
4. Z-4774 Frederick C Johnston
171 Corey Road, Brighton
5. Z-4891 Rafael and Anna Adames
504 Metropolitan Avenue, Hyde Park
6. Z-4894 Marcello Stisi
80 Gardner Street, Allston

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

September 4, 1980

Hearing: 9/16/80

Z-4769
Virginia Abraham
40 Kingsdale Street, Mattapan
near Bernard Street

Three story structure

District(s):	apartment _____	general business _____	industrial _____
	residential <u>R-.8</u>	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: change occupancy from six apartments to one apartment and lodging house-
(19 lodgers)

Violation(s):

Section

Required

Proposed

8-7 Lodging house is conditional in an R-.8 district
23-7 Off street parking is insufficient

Proposed lodging facility is inappropriate in this two and three family neighborhood. Lack of off street parking would aggravate existing traffic conditions.
Recommend denial.

VOTED: In reference to petition Z-4769, brought by Virginia Abraham, 40 Kingsdale Street, Mattapan, for a conditional use and variance for change of occupancy from six apartments to one apartment and lodging house in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Proposed lodging facility is inappropriate in this two and three family neighborhood. Lack of off street parking would aggravate existing traffic conditions.



Z-4769

40 KINGSDALE ST
(MATT.)

Board of Appeal Referrals

September 4, 1980

Hearing: 9/16/80

Z-4770
Nibur Realty
272-278 Washington Street, Brighton
at Cambridge Street

Three story structure & parking lot

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-.5</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from office building and accessory visitor parking to office building, accessory visitor parking and public parking for fee

Violation(s):

Section

Required

Proposed

8-7 Parking lot is conditional in an L-.5 district

Lot has existed since 1966 for staff and visitors of medical office building. Since then an acute shortage of on and off street parking facilities in the area has made it increasingly difficult to restrict the lot to the accessory use. Community supports petition with condition indicated in vote. Recommend approval with proviso.

VOTED: In reference to petition Z-4770, brought by Nibur Realty, 272-278 Washington Street, Brighton, for a conditional use for change of occupancy from office building and accessory visitor parking to office building, accessory visitor parking and public parking for fee in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval provided that a discount parking rate be established for patrons of adjacent offices and commercial facilities.



272-278 WASHINGTON ST
(BRL) 2-4770

Board of Appeal Referrals September 4, 1980

Hearing: 9/16/80

Z-4771-4772
Elmwood Investment/Proctor Ellison Co
90-94 & 102-106 South Street, Boston
near East Street

Two five story structures

District(s):	apartment _____	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family _____		manufacturing M-8 _____

Purpose: change occupancy from mercantile to four apartments - work studios and retail; change occupancy from offices and leather storage to four apartments - work studios and retail

Violation(s):

Section

Required

Proposed

8-7 Multi family dwelling is conditional in an M-8 district

In October 1976 the Authority recommended approval of similar petitions and Board of Appeal concurred terminating use in October 1979.

Current proposal conforms with guidelines for residential occupancy in the former "leather district." Studio dwelling units provide needed space for artists in what would otherwise be vacant buildings. Recommend approval with provisos.

VOTED: In reference to petitions Z-4771-4772, brought by Elmwood Investment/Proctor Ellison Co., 90-94 & 102-106 South Street, Boston, for two conditional uses for change of occupancy from mercantile to four apartments-work studios and retail and change of occupancy from offices and leather storage to four apartments-work studios and retail in a manufacturing (M-8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that residential occupancy not exceed 25% of floor area of any floor; that residential occupancy meet the Minimum Standards of Fitness for Human Habitation of the State Sanitary Code and minimum requirements of Building, Fire and Housing departments; that plans be submitted to the Authority for design review.



Z-4771-72
90-94 SOUTH ST.
102-106 SOUTH ST.
(B.P.)

Board of Appeal Referrals

September 4, 1980

Hearing: 9/16/80

Z-4774

Frederick C Johnston
171 Corey Road, Brighton
near Westbourne Terrace

One story metal structure

District(s):	apartment _____	general business _____	industrial _____
	residential <u>R-.8</u>	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: erect repair shop garage structure

Violation(s):

Section

Required

Proposed

- 8-7 Repair shop garage is forbidden in an R-.8 district
- 18-1 Front yard is insufficient
- 19-1 Side yard is insufficient
- 20-1 Rear yard is insufficient

Existing metal repair shop garage (22'x45') would be replaced by a masonry structure (30'x45'). Community is concerned about off street parking, additional street traffic and hours of operation. Design review process would address critical off street parking concern. Recommend approval with proviso.

VOTED: In reference to petition Z-4774, brought by Frederick C Johnston, 171 Corey Road, Brighton for a forbidden use and three variances to erect a repair shop garage structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review to ensure that critical parking concerns are addressed.



Z-4774
171 COREY ROAD
(BRI.)

Board of Appeal Referrals

September 4, 1980

Hearing: 9/16/80

Z-4891
Rafael & Anna Adames
504 Metropolitan Avenue, Hyde Park
near Collins Street

1½ story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family S-.5_____		manufacturing_____

Purpose: legalize occupancy - two family dwelling

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7	Any dwelling converted for more families is forbidden in an S-.5 district	
14-2	Lot area is insufficient	
18-1	Front yard is insufficient	
19-1	Side yard is insufficient	

Existing two family occupancy is compatible with this low density residential neighborhood. Recommend approval.

VOTED: In reference to petition Z-4891, brought by Rafael and Anna Adames, 504 Metropolitan Avenue, Hyde Park, for a forbidden use and three variances to legalize occupancy for existing two family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval. Occupancy is compatible with this low density residential neighborhood.



Z-4891
504 METROPOLITAN AVE.
(H.P.)

Board of Appeal Referrals

September 4, 1980

Hearing: 9/16/80

Z-4894

Marcello Stisi

80 Gardner Street, Allston

near Chester Street

Two 2½ story structures

District(s):	apartment	general business	industrial
	residential R-.8	local business	waterfront
	single family		manufacturing

Purpose: Combine lots; erect 3½ story 23 unit apartment structure

Violation(s):

Section

Required

Proposed

- 10-1 Parking not allowed within required front yard
- 14-2 Lot area is insufficient
- 15-1 Floor area ratio is excessive
- 17-1 Open space is insufficient
- 18-1 Front yard is insufficient

Proposed development containing twenty three one and two bedroom rental units is consistent with surrounding multi family structures. Community has indicated support. Recommend approval with proviso.

VOTED: In reference to petition Z-4894, brought by Marcello Stisi, 80 Gardner Street, Allston, for five variances to combine lots and erect a 3½ story 23 unit apartment structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval provided that plans are submitted to the Authority for design review.



BRIGHTON

PARK VALE

HARVARD TERRACE

TERRACE

HARVARD

POST OFFICE
FIRE STATION

FARRINGTON

STREET

AVENUE

GARDNER

AVENUE

STREET

STREET

27 4894
80 GARDNER ST.
(FALLSTON)

CHESTER

STREET

STREET

ASHFORD TERRACE

WADSWORTH

STREET